

PLANNING STATEMENT

Annexe at 83 Clay Street, Crockerton BA12 8AF

1.0 The Application

1.1 Planning permission is sought for the change of use to the existing annexe at 83 Clay Street, Crockerton to become mixed use as a holiday let, as well as for ancillary purposes.

2.0 Planning history

2.1 **W/99/00129/FUL** Alterations of garage to form annexe for elderly parents, new detached garage and access, new conservatory. Planning permission was approved 28th April 1999.

W/08/01943/FUL Creation of new vehicular access. Planning permission was approved 1st August 2011.

3.0 Setting and location

3.1 83 Clay Street, Crockerton is a detached property, located approximately half way along Clay Street, between Shearwater at one end and The Bath Arms at the other, within the built area of Crockerton. Crockerton is defined as a Small Village within the Settlement Strategy for Wiltshire.

3.2 There are three access points to 83 Clay Street, as marked on the location plan below. A vehicular access point off of Clay Street, one to the east of the property and a garage and parking to the south, which is accessed from the small lane that runs behind the property.

3.3 The existing annexe is located on the east elevation and benefits from it's own entrance and parking area. See Figs 2 & 3

4.0 Background

4.1 Currently, the annexe provides ancillary accommodation for the present owners (the applicants). The annexe had been built in 1999 by previous owners to provide accommodation for their elderly parents. The annexe is on the ground floor of the building and provides two bedrooms, lounge, kitchen and shower room. The annexe has it's own entrance and parking area. It is not overlooked by neighbouring properties.

5.0 Proposal

5.1 The proposal seeks to change the use which is currently ancillary accommodation to mixed use, allowing short-term holiday letting plus ancillary accommodation. This proposal requires no external or internal alternations. 83 Clay Street has significant off road parking space that could accommodate approximately seven vehicles, with two vehicles parking on the hard standing next to the annexe.

5.2 **The applicants have no intention to sever the ownership of the annexe from the title of 83 Clay Street.** The annexe is reliant on 83 Clay Street for services. The change of use to mixed use will allow the owners to continue to use the annexe as ancillary accommodation and additionally, for short-term lets such as through 'Airbnb'. The owners will control the letting and it will be used for short-term holiday lets up to a maximum of 28 days per stay.

5.3 The applicants suggest a planning condition may be appropriate to ensure the annexe and 83 Clay Street remain permanently linked so that the annexe may not be sold or used as a separate dwelling.

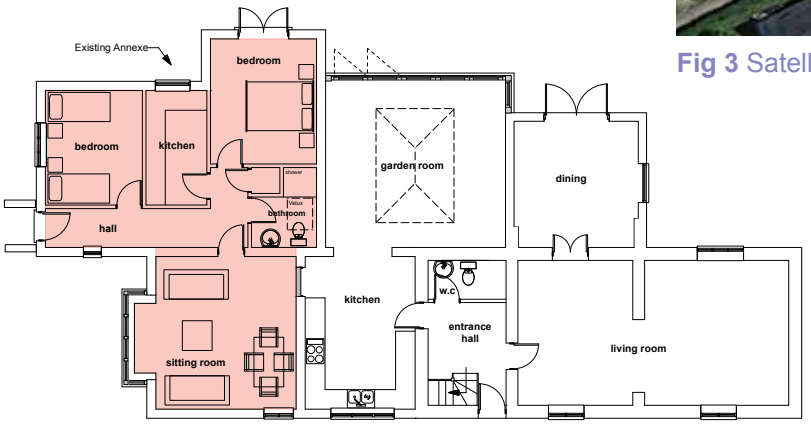

Fig 1 Ground floor plan with annexe indicated in pink

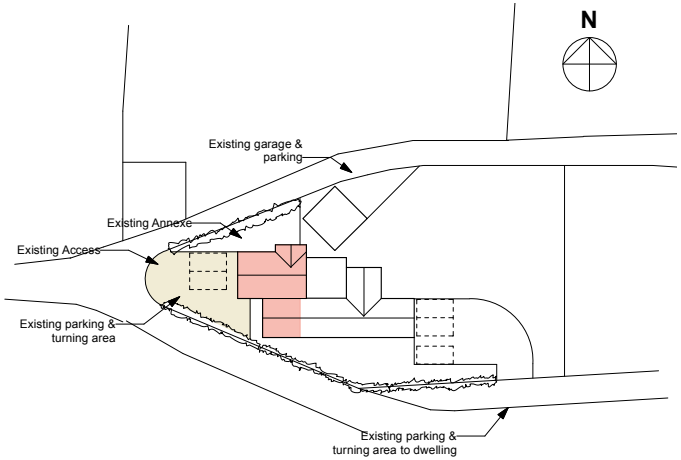

Fig 2 Location plan



Fig 3 Satellite image showing location of the annexe

6.0 Supporting Policies

6.1 Research shows that local planning authorities are required to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise (see Section 38(6) of the Planning and Compulsory Purchase Act dated 2004 and Section 70(2) of the Town and Country Planning Act dated 1990). The Wiltshire Council Core Strategy Development Plan (adopted in 2015) is relevant to this application as it is part of the Development Plan for Wiltshire. National policy documents such as the National Planning Policy Framework 2021 are also relevant and apply in this case.

Wiltshire Core Strategy

The key points of relevance from the Wiltshire Core Strategy Development Plan are:

a. ***Policy CP1***. This covers the Wiltshire Spatial Strategy. It allows for limited forms of development in Small Villages to respond to local needs and to contribute to the vitality or rural communities. As mentioned earlier, Crockerton is defined as a Small Village for the purposes of the Wiltshire Core Strategy.

b. ***Policy CP39***. This advises that within Small Villages such as Crockerton, tourist development including accommodation will be supported and where practicable will be located within existing buildings.

c. ***CP40***. This points out that there is a 'lack of both budget and high-quality leisure accommodation within parts of Wiltshire, particularly in the south'. CP40 supports visitor accommodation provision within Small Villages such as Crockerton 'where proposals are of the appropriate scale and character within the context of the immediate surroundings and the settlement as a whole'.

d. ***CP64 and LTP3***. CP64 covers demand management and LTP3 covers the Car Parking Strategy which was adopted by Wiltshire Council in 2011. It includes the minimum standards for car parking. This application exceeds the minimum standards.

National Planning Policy Framework 2021

The NPPF provides policy support to this application:

a. Paragraph 10 states that 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'.

b. Paragraph 11 outlines how the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, is to be implemented. For decision-taking this means 'approving development proposals which accord with an up-to-date Development Plan without delay.' This proposal accords with the Development Plan for Wiltshire.

c. Paragraph 38 states that Local Planning Authorities (LPA) should 'approach decision-making on proposed development in a positive and creative way… and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.'

d. Paragraph 84 states that planning policies and decisions should enable 'sustainable rural tourism and leisure development which respect character of the countryside.'

e. Paragraph 85 states that to meet the local business needs in rural areas, sites may need to be located adjacent to or beyond settlements, and in locations that are not well served by public transport. It states that 'the use of previously developed land, and sites that are well-related to existing settlements should be encouraged where suitable opportunities exist.'

Additional policy documents supporting this application

The Wiltshire and Swindon Visitor Accommodation Futures Report 2014 provides most comprehensive research on tourist accommodation. It was prepared for Visit Wiltshire and the Swindon and Wiltshire Local Enterprise Partnership (LEP). The report states: 'there are frequent shortages of all forms of visitor accommodation… there is clear potential for future growth… Wiltshire is lagging behind other destinations in the development of… B&B and self-catering accommodation.'

The Wiltshire and Swindon Destination Management and Development Plan 2015-2020 states that 'existing small providers should be supported to expand and upgrade their provision.'

Topic Paper 7 of the Wiltshire Core Strategy evidence base highlights that tourism is worth £779M a year to Wiltshire and that most is generated in South Wiltshire. It recommends 'Wiltshire should promote potential economic growth sectors such as tourism… supporting sustainable rural tourism and leisure developments.'

7.0 Case for Granting Approval

7.1 The application is in line with National and Council policies. The mixed use planning application does not seek to sever the annexe from 83 Clay Street. It will mainly be used for ancillary accommodation but also for short-term holiday lets through e.g. Airbnb.

7.2 The Core Strategy overtly supports the use of existing buildings for tourist accommodation. This applies to buildings in Small Villages, as is the case here, and for those outside Small Village settlement boundaries. CP39 states 'visitor facilities should be located in or close to local service centres or large and small villages and, where practicable, be located in existing or replacement buildings'. The application site is located within the Small Village of Crockerton. Crockerton village comprises of a number of streets and 83 Clay Street is located in a central location within the village.

7.3 There is room in the market for tourist accommodation. Crockerton is close to attractions such as the Longleat Estate, Centre Parcs and Shearwater Lake (which attracts anglers), and further afield, Bath. 83 Clay Street is located within walking distance of The Bath Arms Shearwater and the Bargate Café at Shearwater.

7.4 The application does not require any alterations to the existing property or to the landscape. The principle of additional holiday let use for the annexe finds support in the Wiltshire Development Plan and the National Planning Policy Framework.

7.5 The impact on local character is nil. There is no appreciable impact on the character of the surrounding area as a result of this application.

7.6 There is very low impact to residential amenities. The existing annexe is well suited to holiday letting and has all of the features required. The annexe enjoys its own parking space, entrance and outdoor patio area which will protect the privacy of the occupiers. The expected occupancy of the annexe is a maximum of four people and so this naturally limits the amount of traffic or noise that could occur. Any comings and goings associated with the holiday letting would be very similar to its current use as ancillary accommodation. The route into and out of the annexe is not overlooked by neighbouring properties. The occupants of 83 Clay Street would be fully in control of any letting and can limit them as they see fit. Therefore, the application would not lead to any harmful impacts to the residential amenity of the existing or future occupiers either through the loss of privacy, noise, or any other nuisance.

8.0 Access statement

8.1 Clay Street is a 30mph road with signs and on-street parking which naturally helps calm traffic speeds. 83 Clay Street has a well-established entrance off Clay Street. The entrance to the annexe is off of a nearby side street, used only by a few neighbouring properties. Good visibility is afforded both ways from the entrance. The parking area for the annexe can easily accommodate two vehicles.

Given the annexe sleeps a maximum of four people, the existing two parking spaces would be more than adequate in this instance and therefore meets the parking provision outlined in the Wiltshire Local Transport Plan 2011-2028. Finally, the proposal would not significantly alter the number of movements into and out of the property.

9.0 Conclusion

9.1 This application does not harm the living conditions of neighbours, nor does it impact on the visual amenity of the local area. Off street parking is provided and is compliant with extant policy. Section 38(6) of the Planning and Compulsory Purchase Act states that 'if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' There are no material considerations that relate to this application and so we believe this should be approved as it aligns with the Wiltshire Core Strategy Development Plan of 2015. Furthermore, the presumption in favour of sustainable development (contained within the National Planning Policy Framework of 2021) applies in this case and there are no identified areas of policy conflict or harm which would be capable of significantly and demonstrably outweighing the benefits of the application.

9.2 The Council are therefore respectfully asked to approve this application with the suggested caveat that the annexe is not to be severed from the title of 83 Clay Street.